

Executive Summary-Repeal and Recreate Section 11.10 Shoreland Provisions-Jefferson County Zoning Ordinance

Jefferson County has completed its revision to its shoreland regulations as required by NR115 and the State of Wisconsin. This update has been over 10 years in the making and has included multiple extensions and multiple changes by the legislature. Instead of trying to reinvent the wheel and adopt an ordinance that may or may not conform to all recent legislative changes, the County Planning and Zoning Department chose to follow the DNR State Model Ordinance which was rewritten and modified to incorporate all the revisions and law changes put forward to date. This model Ordinance not only received approval of DNR staff but also DNR attorneys as to its content and its legal standing subject to all changes by actions in Madison.

The changes were so substantial that we felt it best to adopt the Model Ordinance and repeal and recreate the entire Shoreland Section. Most of the changes are minor because in 2006, Jefferson County made most of the changes that were required by NR115 at that time. Since that modification to Section 11.10, regulation of Impervious Surfaces has been added and requires waterfront property owners to seek out permits and mitigate shoreland properties that exceed 15-30 percent of impervious surface coverage on their lot(s). The new Ordinance offers several options to achieve mitigation as required by recent legislative activity.

The law requires the County to adopt a Shoreland Ordinance that complies with State Law by October of 2016. Currently, there is pending legislation that may change the rules once again, but we have been advised by the DNR to move forward with the adoption of this ordinance and if there are further changes to the law, revise the Ordinance at a later date. They are not extending the October 2016 deadline date.

Because this is a Shoreland Ordinance the County does not require approval or adoption by the Towns. That is Statutory. We will, however, send a copy of the proposed Ordinance to all the Town Clerks and notice of the Public Hearing. As always, we welcome their input.

Subject to the recommendation of the Jefferson County Planning & Zoning Committee, I would ask for the approval of this Ordinance as required by law, so Jefferson County can remain in Compliance with NR115 .

Rob Klotz
Director of Planning & Zoning
Jefferson County